

612 RMH-6 MOBILE HOME AND SINGLE FAMILY RESIDENTIAL DISTRICT

612.01 Purpose. This district is intended to identify and preserve existing high density single-family residential areas where either conventionally-constructed single family residences or mobile and manufactured homes may be located within the same subdivision, providing an opportunity for a greater range of housing styles for current and future residents.

612.02 Use Regulations. Buildings, structures or premises shall be used and buildings and structures shall hereafter be erected, altered or enlarged only for the uses listed below. All other uses not specifically listed or determined to be similar to those described as set forth below shall be deemed prohibited and unlawful.

A. Permitted Uses and Structures

1. One single-family dwelling, including factory-built houses and mobile and manufactured homes. Rentals of single-family dwellings for periods of less than thirty (30) consecutive days is prohibited.
2. Home occupation uses subject to the following conditions:
 - a. A home occupation shall be conducted in a dwelling or accessory building on a property that is also used as a primary residence by the proprietor of the home occupation.
 - b. In no way shall the appearance of the structure or premises be altered or the conduct of the occupation within the structure be reasonably recognized as serving a non-residential use (by color, materials, construction, lighting, signs, sounds, vibrations, display of equipment, etc.).
 - c. No one other than a resident of the dwelling shall be employed in the conduct of a home occupation.
 - d. The use shall not generate more pedestrian or vehicular traffic than typical to the district in which it is located.
 - e. No indoor or outdoor storage of materials and/or supplies, including vehicles or equipment used in the occupation, shall be permitted which will be hazardous to surrounding neighbors or detrimental to the residential character of the neighborhood.
 - f. The total useable floor space area dedicated to home occupation uses in any primary dwelling or accessory structure shall not exceed twenty-five percent (25%) of the gross floor area on the site.
 - g. There shall be no use of utilities or community facilities beyond that typical to the use of the property for residential purposes.
 - h. A home occupation shall not create any radio, television, computer or power line interference or noise audible beyond the boundaries of the site.
 - i. No smoke, odor, liquid or solid waste shall be emitted.
 - j. The conduct of the home occupation shall not interfere with the maintenance of the required off-street parking spaces on the property.
3. Occupancy of temporary housing, including travel trailers, during the construction of a permanent dwelling is allowed during the twelve (12) month period after issuance of a building permit. A permit must be obtained prior to occupancy of the temporary housing.
4. Detached guest house or accessory living quarters subject to the following conditions.
 - a. Guest house shall be architecturally treated in the same or compatible manner as the single-family dwelling. Mobile and manufactured homes, travel trailers and recreational vehicles shall not be used as guest houses.
 - b. Guest houses shall contain no kitchen facilities and shall be connected to the same utility services as the single-family dwelling.

- c. Guest houses shall not be rented or used for purposes of supplemental income or used as a separate dwelling unit.
 - d. Detached guest houses must observe the same setbacks or yards required for the single-family dwelling.
 - 5. Public utility installations not exceeding six hundred fifty (650) square feet but not including public utility offices, water tanks, or repair or storage facilities.
 - 6. Accessory uses and structures located on the same lot as the principal uses and structures and including the following.
 - a. Quarters attached to the dwelling for servants and/or non-paying guests excluding quarters with separate facilities for preparation of food.
 - b. Swimming pools in other than the front yard.
 - c. The non-commercial keeping of household pets.
 - d. Fences and freestanding walls.
- B. Uses Subject to Conditional Use Permit
- 1. Public utility and public service substations, water tanks, pumping plants and similar installations six hundred fifty (650) square feet or greater but not including public utility offices or repair or storage facilities.
 - 2. Parks and recreational facilities.
 - 3. Religious institutions, columbariums, churches and places of worship in permanent buildings.
 - 4. Educational institutions including private schools provided they offer a curriculum of general instruction similar to public schools.
 - 5. Model homes.
 - 6. Subdivision sales offices.
 - 7. Accessory uses and structures located on the same site as a conditional use including recreational facilities accessory to religious or educational institutions.
 - 8. Day care and nursery schools.
 - 9. Group dwellings on one parcel or lot. The total number of units allowed on the site shall not exceed the density provisions for this district.
- C. Uses Subject to Temporary Use Permit. Those uses as prescribed in Section 407.
- 612.03 Approvals Required.** Prior to the construction of physical improvements and the issuance of a building permit, Single Family Residential Review is required for all single family uses, including mobile and manufactured homes, as outlined in Section 403. For all uses other than single-family residential, Development Review approval shall be obtained as outlined in Section 401. Where required, conditional use permits shall be obtained as outlined in Section 402 and temporary use permits shall be obtained as outlined in Section 407.
- 612.04 Property Development Standards.** The following property development standards shall apply to all land and buildings permitted in the RMH-6 district.
- A. Lot Area
- 1. Each lot shall have a minimum lot area of six thousand (6,000) square feet.
- B. Lot Dimensions
- 1. All lots shall have a minimum width of sixty (60) feet.
 - 2. All lots shall have a minimum depth of eighty (80) feet.
- C. Density. Maximum dwelling units per acre: six (6) units per one (1) acre.
- D. Lot Coverage. Maximum lot coverage shall not exceed forty (40%) percent of the net lot area.
- E. Yards
- 1. Front yard - There shall be a front yard having a depth of not less than twenty (20) feet.

2. Interior side yard - There shall be an interior side yard of not less than five (5) feet
 3. Exterior side yard - There shall be an exterior side yard of not less than ten (10) feet where a yard abuts a street.
 4. Rear yard - There shall be a rear yard of not less than twenty (20) feet.
 5. A building used for public or semi-public use shall maintain a minimum separation of fifty (50) feet from any single family dwelling (including mobile or manufactured homes) or accessory building.
- F. Access. All lots shall have vehicular access on a dedicated street, unless other permanent vehicular access has been approved by the Director.
- G. Distance between buildings shall be not less than ten (10) feet.
- H. Height and Screening Regulations. All buildings, structures, walls and fences shall comply with the provisions of Article 9.
- I. Color and Materials. The exterior color and materials of all buildings, structures, walls and fences shall comply with the provisions of Article 9.
- J. Utilities. Utilities shall be provided in compliance with the provisions of Article 9.
- K. Trees. Trees shall be preserved and planted to comply with the provisions of Article 9.
- L. Outdoor Lighting. Outdoor lighting shall comply with the provisions of Article 9.
- M. Off-street Parking. Off-street parking shall comply with the provisions of Article 9.
- N. Signs. Signs shall comply with the provisions of Article 11.

613 RM-1 MEDIUM DENSITY MULTIFAMILY RESIDENTIAL DISTRICT

613.01 Purpose. This district is intended to provide for the development of medium density apartments, condominiums, townhouses and other group dwellings, with provisions for adequate light, air, open space and landscaped areas. The principal land use is medium density, multi-family residential and incidental or accessory uses. Only additional uses that are complimentary to and can exist in harmony with such residential uses are permitted.

613.02 Use Regulations. Buildings, structures or premises shall be used and buildings and structures shall be erected, altered or enlarged only for the uses listed below. All other uses not specifically listed or determined to be similar to those described below shall be prohibited and unlawful.

A. Permitted uses and structures

1. Multiple dwelling units and apartments. Rentals of dwelling units for periods of less than thirty (30) consecutive days is prohibited.
2. Boarding Houses
3. Single family dwellings. Rentals of single-family dwellings for periods of less than thirty (30) consecutive days is prohibited.
4. Home occupation uses subject to the following conditions:
 - a. A home occupation shall be conducted in a dwelling or accessory building on a property that is also used as a primary residence by the proprietor of the home occupation.
 - b. In no way shall the appearance of the structure or premises be altered or the conduct of the occupation within the structure be reasonably recognized as serving a non-residential use (by color, materials, construction, lighting, signs, sounds, vibrations, display of equipment, etc.).
 - c. No one other than a resident of the dwelling shall be employed in the conduct of a home occupation.